



Agenda for the Common Council Meeting  
Monday, August 19, 2019 7:00 p.m.  
Council Chambers of City Hall, 505 Third Street

1. Call to Order and Pledge of Allegiance
2. Clerk's Roll Call
3. Presentations
4. Public Hearings

5. Comments and Suggestions from Citizens Present

Comments are limited to five (5) minutes; must address items not listed on the agenda; are limited to issues that have an impact of the City of Hudson, and that the Common Council may address at a future meeting and must not include endorsements of any candidates or other electioneering. An exception to the five (5) minute limit may be made at the discretion of the Mayor. As presiding officer, the Mayor, may allow public comment on agenda items during discussion by the Common Council following a motion and a second being made on said agenda item. The Mayor may place time limits on individual comments as he or she deems necessary.

6. Discussion and Possible Action on Consent Agenda Items

All items listed under the consent agenda will be approved as one motion. There will be no separate discussion of these items. If further discussion is desired by the council members or by the public, the item may be removed from the consent agenda and considered separately.

- A. Approve the meeting minutes from the August 5, 2019 Regular Council meeting.
- B. Approve the Claims in the amount of \$1,085,256.28.
- C. Approve the regular operator license applications as listed on the issue sheet.
- D. Approve the Secondhand Dealer license application submitted by Backroom Vintage located at 226 Locust Street and Nostalgia located at 1901 Ward Avenue for the licensing period of August 20, 2019 to June 30, 2021.
- E. Approve a certified survey map for 815 Wisconsin Street – Willow River Cemetery Association
- F. Approve a preliminary plat for the southeasterly quarter of St. Croix County Tax Parcel 236-1975-10-001 – Park Place, LLC
- G. Approve a fence easement agreement for 2717 Galway Court – Patrick Hodges & Rachel Sitz
- H. Approve Change Order #1 in the amount of \$34,723 for the storm water improvements at 10<sup>th</sup> & St. Croix Street
- I. Approve the bid received from Neo Electric in the amount of \$29,989.00 for the installation of streetlights on Stageline Road - 2019 Street Light Replacement project
- J. Approval of the plans and authorization to proceed with advertisement for bids for the Walnut Street Improvement project.
- K. Reject bids received for the Grandview Park Restroom Facility and authorization to re-bid the project with approved changes.
- L. Approve a fence easement agreement for 1805 Shasta Drive – Cassandra Boumeester

M. Place on file the 2<sup>nd</sup> Quarter Utility Report

7. Unfinished Business

- A. Discussion and possible action on approving the Agreement with CWS Security Watch to install a new door system at the police department and funding in the amount of \$30,000 for new door systems at the police department.

8. New Business

- A. Discussion and possible action regarding the potential need of a Dive Team Program within the City of Hudson.
- B. Discussion and possible action on Resolution 14-19, a resolution authorizing the filling of Financial Assistance from the State of Wisconsin Environmental Improvement Fund for its Wastewater Facility.
- C. Discussion and possible action on Resolution 15-19, a resolution Declaring Official Intent to reimburse expenditures from proceeds of borrowing.
- D. Discussion and possible action on entering into a temporary staging/lay down site lease agreement between the City of Hudson and Northern States Power Company- St. Croix County Tax Parcel 236-1295-00-000

9. Communications and Recommendation of the Mayor

- A. Appointment of Scott St. Martin as Emergency Manager

10. Communications and Items for Future Agendas

- A. Common Council members
- B. City Attorney and/or City Staff

11. Adjournment

Rich O'Connor, Mayor

Posted in City Hall lobbies, Hudson Area Public Library lobby and emailed to Hudson Star Observer on August 16, 2019.

Some agenda items may be taken up earlier in the meeting, or in a different order than listed. Upon reasonable notice, an interpreter or other auxiliary aids will be provided at the meeting to accommodate the needs of the public. Please contact the City Clerk at 715-386-4765, ext. 140.

Common Council of the City of Hudson, Wisconsin  
Monday, August 5, 2019 7:00 p.m.  
Council Chambers of City Hall, 505 Third Street

The Common Council meeting was called to order by Mayor Rich O'Connor at 7:00 p.m. and led those present in the Pledge of Allegiance.

Council Members Present: Mayor Rich O'Connor, Randy Morrisette II, Bill Alms, Paul Deziel, Jim Webber, Sarah Atkins Hoggatt and Joyce Hall.

Council Members Absent: None

Staff Members in Attendance: Alison Egger, Mike Johnson, Scott St. Martin, Geoff Willems, Mike Mroz, Kip Peters, Josh Olson, Bryan Watson, Tiffany Weiss and Cathy Munkittrick.

Others Present: Colton Mikla, Rebecca Marsical, Nick Vivien, Greg Johnson, Marian Webber, Roy Sjoberg, Tom Goeltz and others.

Presentations: Life Saving Award Presented to Deputy Colton Mikla  
Chief of Police, Geoff Willems, presented Deputy Colton Mikla a Life Saving Award for preserving a life when responding to a medical emergency call on July 8, 2019.

Public Hearing for preliminary development plans and a zoning map amendment from PCD, Planned Commercial Development to PRD-3, Planned Residential Development and a comprehensive plan amendment from General Commercial to Medium Density Residential on the southeasterly quarter of St. Croix County Tax Parcel 236-1975-10-001 – Park Place, LLC

Mayor O'Connor opened the hearing for public comments at 7:05pm.  
No public comment was received. Motion by Alms, second by Webber, to close the public hearing. All in favor. (6) Motion carried.

Discussion and possible action on Ordinance 11-19, preliminary development plans and a zoning map amendment from PCD, Planned Commercial Development to PRD-3, Planned Residential Development and a comprehensive plan amendment from General Commercial to Medium Density Residential on the southeasterly quarter of St. Croix County Tax Parcel 236-1975-10-001 – Park Place, LLC

Motion by Morrisette II, second by Alms, to suspend the rules. Roll Call Vote: All Ayes (6)  
Motion carried.

Motion by Morrisette II, second by Alms, to adopt Ordinance 11-19. Roll Call Vote: All Ayes (6)  
Motion carried.

Comments and Suggestions from the Citizens Present

Roy Shoberg- 1108 Vine Street requested that council reconsider adding bike lanes back to 9<sup>th</sup> Street to the high school and to review whether to have parking or bike lanes from 9<sup>th</sup> Street down to 4<sup>th</sup> Street.

Marian Webber- 604 Grandview Drive provided some history on the bike lane project on Vine Street.

Consent Agenda:

- A. Approve the July 15, 2019 Regular Common Council meeting minutes.
- B. Approve the Claims in the amount of \$376,216.10

	<b>Fund</b>	<b>A/P Amounts</b>	<b>P/R Amounts</b>	<b>Totals</b>
100	General	131,974.69	146,631.29	278,605.98
235	Room Tax & Comm Subs	2,650.00		2,650.00
290	Police Donation	42.18		42.18
451	2017 & 2018 Cap Projects	40,053.75		40,053.75
452	2019 & 2020 Cap Projects	9,238.59		9,238.59
620	Parking	2,123.99	1,221.68	3,345.67
630	Ambulance	4,057.24	26,131.00	30,188.24
640	Storm Sewer	8,880.03	3,211.66	12,091.69
	<b>Totals</b>	<b>\$ 199,020.47</b>	<b>\$ 177,195.63</b>	<b>\$ 376,216.10</b>

- C. Approve the Operator License applications submitted by Maxwell Dotseth and Jessica Svien.
- D. Approve the 2020 Common Council Meeting Schedule
- E. Approve the Amusement Device License application submitted by Gary Anderson, Twin States.
- F. Place on file the July 9, 2019 Public Utilities Commission meeting minutes.
- G. Approve General procedures for alley paving projects.
- H. Approve General procedures for curb replacement projects
- I. Approve funds in the amount of \$14,953.54 from the 2019 Sidewalk Capital Improvement fund for installation of steps for access to Prospect Park
- J. Approve the reallocation of funds from the 2019 Street Maintenance Capital Improvement Fund in the amount of \$15,000 for the purchase of spray patch materials
- K. Approve the use of funds from the 2019 Street Maintenance Capital Improvement fund in the amount of \$11,900 for the Letter of Engagement with Bolton and Menk for the development of plans and specifications to reconstruct Walnut Street from 1<sup>st</sup> Street to the Bridge
- L. Approve the removal of four parking stalls on Commercial Street between 2<sup>nd</sup> Street and the Williams parking lot, north side
- M. Approve the purchase of a used pickup truck up to \$15,000 with funding from the 2019 Public Works Equipment Capital Improvement fund.
- N. Approve a certified survey map (CSM) for St. Croix County tax parcel 236-1975-16-000 – Gerrard Development, LLC
- O. Approve setting a public hearing date for a zoning map amendment from R-2, Two-Family Residential to B-3, Central Business and a comprehensive plan amendment from Single and Two Family Residential to Downtown Commercial at 821 and 825 2nd Street and 828 1st Street – CMM Investments, LLC
- P. Approve a fence easement agreement at 223 Liberty Street – Brad Miller
- Q. Approve an LOE with SEH on 11th Street Bridge Expansion Study
- R. Approve an LOE with SEH on Vine Street Safety/Prelim Options - \$18,300
- S. Approve an LOE with SEH on Carmichael Road Concept (Vine to Coulee) - \$40,000
- T. Approve an LOE with A/ca on Assessment Mapping Project



- U. Discussion and possible action on Approving the Memorandum of Agreement between City of Hudson/St. Croix EMS and Lakeview Hospital/Ambulance services regarding a coverage agreement whereby Lakeview Hospital Emergency Medical Services Department will provide additional coverage of the SCEMS Service Area as needed under the terms of the Agreement.
- V. Approve the Event Application submitted by Geri Tresselt for a block party located at 3<sup>rd</sup> Street between Pine and Division streets for Sunday, August 25, 2019 from 12:00 – 4:00 pm.
- W. Approve the event application submitted by Sportsmen for the Boundary Waters for the 2019 Brewfest event located at the Lake Front Park on September 21, 2019.

Aldersperson pulled item #D

Aldersperson Webber pulled item #G

Aldersperson Morrisette II pulled item I

Motion by Morrisette II, second by Alms, to approve the remaining consent agenda items with items D, G and I pulled. Roll Call Vote: All Ayes (6) Motion carried.

Item D- Approve the 2020 Common Council Meeting Schedule

Aldersperson Deziel requested moving a couple of the meeting dates and times.

Motion by Morrisette II, second by Alms to keep the schedule as is.

Roll Call Vote: All Ayes (6) Motion carried.

Item G- Approve General procedures for alley paving projects

City Attorney, Cathy Munkittrick explained that the petition procedure is a tool to allow residents to notify the city that they are interested in having their alley paved. The city will need to follow the special assessment procedures required by statutes and city policy. She recommended changing the language in the first paragraph to explain the process and refer to the state statutory procedures and the city policies.

Motion by Webber, second by Atkins-Hoggatt, to approve with suggested revisions.

Roll Call Vote: All Ayes (6) Motion carried.

Item I- Approve funds in the amount of \$14,953.54 from the 2019 Sidewalk Capital Improvement fund for installation of steps for access to Prospect Park

Mayor O'Connor stated that this item is pulled and will be referred to the Public Safety Committee.

### Unfinished Business

Discussion and possible action on Ordinance 10-19, preliminary development plans and a rezoning amendment from AR, Agricultural Residential to PRD-3, Planned Residential Development at St. Croix County Tax Parcel 020-1085-30-000 – Hearth Development, LLC

Motion by Webber, second by Morrisette II, to approve as presented in the lengthy and useful report on the history of this project, with exhibits A and B.

Roll Call Vote: All Ayes (6) Motion Carried.

Aldersperson Webber added that Exhibit B is the defining one that limits the development to a three-story building, forty-five feet high.

Motion by Webber, second by Morrisette II, to suspend the rules. Roll Call Vote: All Ayes (6) Motion carried. Motion by Webber, second by Morrisette II, to adopt Ordinance 10-19, following Exhibits A and B as the principal guidelines. Roll Call Vote: All Ayes (6) Motion carried.

Discussion and possible action on Ordinance 9-19, Preliminary development plans and a rezoning amendment from AR, Agricultural Residential to PRD-3, Planned Residential Development and B-2, General Business at St. Croix County Tax Parcel 020-1085-20-000 – Hearth Development, LLC

Motion by Morrisette II, Webber, second by Morrisette II, to suspend the rules. Roll Call Vote: All Ayes (6) Motion carried. Motion by Alms, second by Hall, to adopt Ordinance 10-19. Roll Call Vote: All Ayes (6) Motion carried.

#### New Business

Discussion and Possible Action on renewing the National League of Cities Membership.  
Mayor O'Connor announced that this item was pulled and postponed.

Discussion and possible action on the selection of a firm for the City's 2030 Comprehensive Plan Update

Motion by Morrisette II, second by Alms to approve. Call Vote: All Ayes (6) Motion Carried.

Discussion and possible action on the sale of St. Croix EMS Vehicles and Equipment

City Attorney, Cathy Munkittrick, stated that this is information for anyone who wasn't here. It's covered in our procurement policy and it's a council decision; it can be done in a variety of ways.

Ordinance 12-19, Discussion and Possible action on adopting Ordinance 12-19, Adding section 12.4 to Chapter 235, Traffic Code

Aldersperson Morrisette II, announced that this was passed unanimously at the Public Safety Committee. He added that this is a good step for the City of Hudson and hopefully the State of Wisconsin.

Motion by Morrisette II, second by Hall, to suspend the rules. Roll Call Vote: All Ayes (6) Motion Carried. Motion by Morrisette II, second by Hall, to adopt Ordinance 12-19. Roll Call Vote: All Ayes (6) Motion Carried.

City Attorney, Cathy Munkittrick, stated that the police department will do an education program; publicizing the adoption of this ordinance and educate the public on the requirements so that people will be aware.

This ordinance will be affective upon publication. The bond schedule is at \$98.00.

Tom Goeltz 763 Eldrow Road advocated for the adoption of this ordinance. He stated that his daughter, Megan Goeltz, passed away three years ago in a vehicle accident as a result of a distracted driver. He has since spent time in Minnesota working on the Hands-Free Law. He thanked the council for passing this ordinance.

Aldersperson Atkins-Hoggatt stated that National Night Out is scheduled for tomorrow night at 5:00 pm at the Lakefront Park. She welcomed people to come out and support our public safety departments.

Discussion and possible action on convening in Closed Session pursuant to

Discussion and possible action on convening into closed session pursuant to Wis. Stat. 19.85(1)(c) to consider employment, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility relating to City of Hudson St. Croix EMS employees; and pursuant to Wis. Stat. 19.85 (1)(e) to deliberate regarding possible agreements with St. Croix EMS employees where competitive or bargaining reasons require.

Motion by Alms, second by Webber, to enter Closed Session. Roll Call Vote: All Ayes:(6)  
Motion Carried. Council entered closed session at 7:35 pm.

Reconvene into open session to take any possible action regarding item A of Closed Session.

Motion by Morrisette II, second by Alms, to reconvene Open Session. Roll Call Vote: All Ayes (6) Motion Carried. Council reconvened in Open Session at 9:06 pm.

Motion by Morrisette II, second by Hall, that the EMT who has military obligations will not be counted in computing her average hours per week. Roll Call Vote: All Ayes (6) Motion carried.

Motion by Morrisette II, second by, that the full-time paramedic hours per week will now be 40 hours at regular time and 8 hours at over time, consistent with the current schedule. Roll Call Vote: All Ayes (6) Motion carried.

Motion by Hall, second by Alms, that the agreements for all full-time employees be revised to give them the option of a cash payment instead of health insurance for the balance of the year. Roll Call Vote: All Ayes (6) Motion carried.

Motion by Hall, second by Alms, to direct staff and the Mayor to look into options for access to recertification classes for all St. Croix EMS employees. Roll Call Vote: All Ayes (6) Motion carried.

Adjournment

Motion by Alms, second by Hall to adjourn.  
Roll Call Vote: All Ayes (5) Motion carried. Meeting adjourned at 9:07 pm.

I hereby certify that the City Clerk has submitted the foregoing minutes to me and hereby by my signature approve said minutes and all acts of the Common Council as set forth therein.

Date approved by Council: August 19, 2019

APPROVED:

Rich O'Connor, Mayor \_\_\_\_\_

ATTEST:

Jennifer Rogers, City Clerk \_\_\_\_\_

DRAFT



SUBMITTED TO: Finance Committee  
DATE: August 19, 2019  
SUBMITTED BY: Kathy Edwards, Accountant

---

COUNCIL CLAIMS - August 19, 2019				
Fund		A/P Amounts	P/R Amounts	Totals
100	General	127,679.99	125,036.36	252,716.35
235	Room Tax & Comm Subs	42,577.17		42,577.17
280	Park Dedication Fees	932.00		932.00
290	Police Donation	132.22		132.22
450	Capital Projects	10,133.08		10,133.08
451	2017 & 2018 Cap Projects	74,005.00		74,005.00
452	2019 & 2020 Cap Projects	656,070.99		656,070.99
620	Parking	6,803.26	1,516.93	8,320.19
630	Ambulance	5,233.89	28,561.18	33,795.07
640	Storm Sewer	2,860.60	2,520.56	5,381.16
860	Tax Agency	1,193.05		1,193.05
	<b>Totals</b>	<b>\$ 927,621.25</b>	<b>\$ 157,635.03</b>	<b>\$ 1,085,256.28</b>



SUBMITTED TO: Finance/Common Council

DATE: August 19, 2019

SUBMITTED BY: Karen Duchow, Deputy Clerk

REGARDING: Application(s) for Operator's Licenses

---

**ISSUE:**

Applications for Operator's Licenses are on file at the City Clerk's office and are available for inspection upon request. If approved by Council, the licenses will be issued contingent upon successful completion of a background check and payment of any outstanding debt owed to the City.

**STAFF RECOMMENDATION:**

Approve the issuance for 10 new Regular Operator Licenses for the period of August 20, 2019 to June 30, 2021 to the following applicants:

Lisa Anderson  
Daniel Anderson-Jones  
Isabella Bronson  
Emma Gannon  
Benjamin Golden  
Matthew Leach  
Garret Lokken  
Andrew Peterson  
Breann Schieck  
Alysia Sullivan



SUBMITTED TO: Finance/Common Council

DATE: August 19, 2019

SUBMITTED BY: Karen Duchow, Deputy Clerk

REGARDING: Application for Secondhand Article Dealer

---

**ISSUE:**

Applications for Secondhand Article Dealers are on file at the City Clerk's office and are available for inspection upon request. If approved by Council, the license will be issued contingent upon successful completion of a background check and payment of any outstanding debt owed to the City.

**STAFF RECOMMENDATION:**

Approve the issuance of a Secondhand Article Mall/Flea Market Dealer for the licensing period of August 20, 2019 to June 30, 2021 to the following applicants:

Business Name	Address
Backroom Vintage	226 Locust Street
Nostalgia	1901 Ward Ave. Ste. 272



505 Third Street  
Hudson, Wisconsin 54016  
ph: (715)-386-4765 fx: (715)386-3385  
www.ci.hudson.wi.us

**TO:** Common Council

**FROM:** Plan Commission

**DATE:** August 19, 2019

**SUBJECT:** Discussion and possible action on a certified survey map (CSM) for 815 Wisconsin Street – Willow River Cemetery Association

---

**BACKGROUND:**

Willow River Cemetery Association has submitted a certified survey map for 815 Wisconsin Street. The proposed CSM would subdivide off a 14,890 sq. ft. portion of the main parcel. The new lot will be at the northeast corner of Wisconsin and Eighth Streets. The property is currently zoned R-1, One-Family Residential.

At the August 6 Plan Commission meeting, the applicant's representative stated that the association plans to remove the garage structure from the property.

**PLAN COMMISSION RECOMMENDATION:**

Recommends approval of the certified survey map with conditions.

**ACTION REQUESTED:**

Approve the certified survey map with the following condition(s):

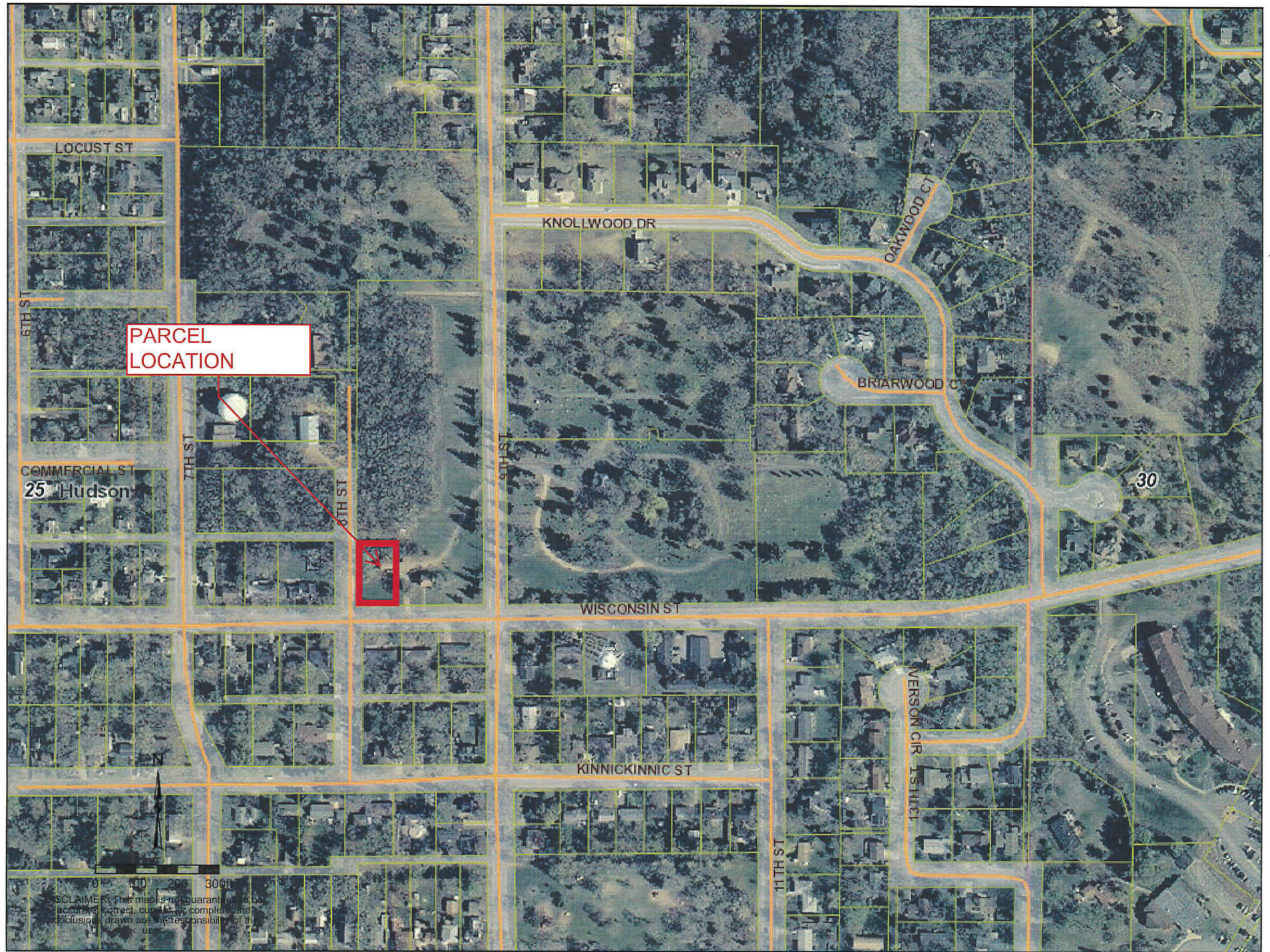
1. That the connection to and the cost of installing utilities will be the responsibility of whomever builds upon the property.
2. The property is currently zoned R-1, Single Family Residential, and the garage on its own is not permitted. A single-family structure is required before the garage is used independently of the cemetery or a new home as per Municipal Code §255-28(C).

**ATTACHMENTS:**

Certified Survey Map

Prepared by: Tiffany Weiss, Associate City Planner  
Through: Mike Johnson, AICP, Community Development Director





PARCEL  
LOCATION

COMMERCIAL ST  
25 Hudson

KNOLLWOOD DR

OAKWOOD CT

BRIARWOOD CT

WISCONSIN ST

KINNICKINNIC ST

11TH ST

VERNON CIR

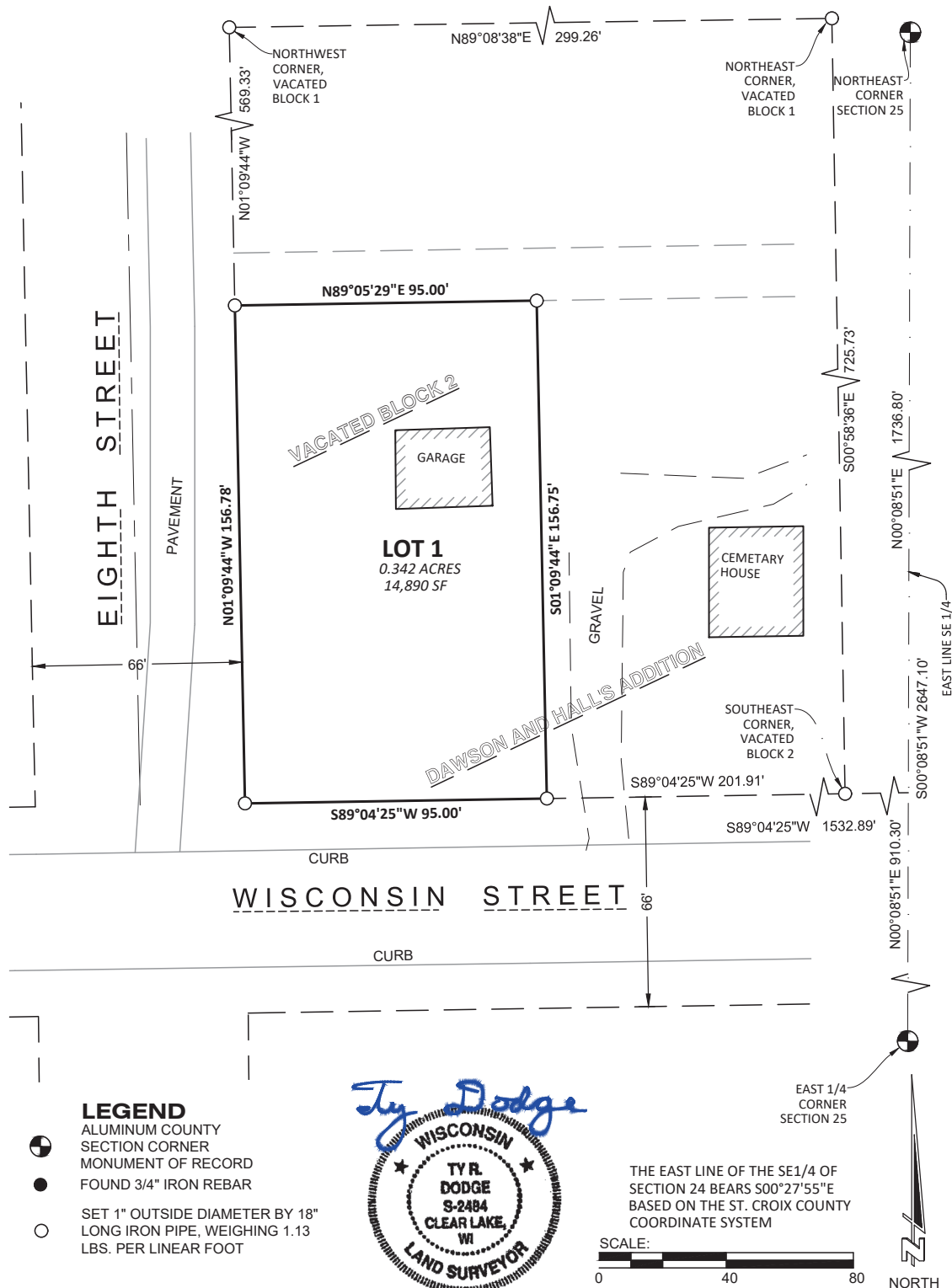
30

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, complete and conclusions drawn are the responsibility of the user.



# CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 24, T29N, R20W, CITY OF HUDSON, ST. CROIX COUNTY, WISCONSIN, INCLUDING PART OF VACATED BLOCK 2 OF DAWSON AND HALL'S ADDITION TO HUDSON.



07/16/19

THIS INSTRUMENT DRAFTED BY: TY DODGE JOB NO. 7855-001 DATE: 07/16/19

SHEET 1 OF 2

# CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION  
24, T29N, R20W, CITY OF HUDSON, ST. CROIX COUNTY,  
WISCONSIN, INCLUDING PART OF VACATED BLOCK 2 OF  
DAWSON AND HALL'S ADDITION TO HUDSON.

**PREPARED FOR:**

WILLOW RIVER CEMETARY  
815 WISCONSIN STREET  
HUDSON WI 54016

**SURVEYOR:**

TY R. DODGE  
AUTH CONSULTING & ASSOCIATES  
S & N LAND SURVEYING  
2920 ENLOE ST. SUITE 101  
HUDSON, WI 54016

**SURVEYOR'S CERTIFICATE**

I, Ty R. Dodge, Wisconsin Professional Land Surveyor, hereby certify that by the direction of Willow River Cemetery, I have surveyed, divided and mapped part of the SW 1/4 of the NE 1/4 of Section 24, T29N, R20W, City of Hudson, St. Croix County, Wisconsin, including part of Vacated Block 2 of Dawson and Hall's Addition to Hudson and part of vacated River Street more particularly described as follows:

Commencing at the East 1/4 corner of said Section 25; thence along the east line of the NE 1/4 of section 25, N00°08'51"E a distance of 910.30 feet; thence S89°04'25"W a distance of 1532.89 feet to the point of beginning; thence along the north right of way of Wisconsin Street, S89°04'25"W a distance of 95.00 feet to the east right of way of Eight Street; thence along said right of way, N01°09'44"W 156.78 feet; thence N89°05'29"E a distance of 95.00 feet; thence S01°09'44"E a distance of 156.75 feet to the point of beginning.

Containing 14,890 square feet. Subject to all easements, restrictions and covenants of record.

I also certify that this certified survey map is a correct representation to scale of the exterior boundary surveyed and described; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the land subdivision ordinance of the City of Hudson in surveying and mapping same.

*Ty Dodge*

07/16/19

Ty R. Dodge PLS 2484  
S & N Land Surveying  
2920 Enloe St.  
Hudson, WI 54016  
(715) 386-2007

Date



**CITY COUNCIL RESOLUTION**

Resolved, that this Certified Survey Map in the City of Hudson, Willow River Cemetery, owner, is hereby approved by the city council.

\_\_\_\_\_  
Rich O'Connor  
Mayor

\_\_\_\_\_  
Date

I hereby certify that the foregoing is a copy of a resolution adopted by the city council of the City of Hudson.

\_\_\_\_\_  
Jennifer Rogers  
Clerk

\_\_\_\_\_  
Date



505 Third Street  
Hudson, Wisconsin 54016  
ph: (715)-386-4765 fx: (715)386-3385  
www.ci.hudson.wi.us

**TO:** Common Council

**FROM:** Plan Commission

**DATE:** August 19, 2019

**SUBJECT:** Discussion and possible action on a preliminary plat for the southeasterly quarter of St. Croix County Tax Parcel 236-1975-10-001 – Park Place, LLC

---

**BACKGROUND:**

St. Croix Meadows, LLC and Park Place, LLC are requesting to replat Lot 12 of the St. Croix Meadows plat. The parcel is generally located east of County Highway F and north of Tower Road and is in the southeast portion of the St. Croix Meadows development. Lot 12 will be divided into 54 separate parcels and will include 3 Outlots. Outlots 1 & 2 will provide green space to the Planned Residential District, and Outlot 3 is land to be set aside for a future 4-story condominium. Lots 39-50 are proposed single-family lots, Lots 25-30 & 51-54 are proposed twin home/duplex lots, and Lots 1-24 & 31-38 are proposed row-home lots. Drainage and utility easements have also been identified on the plat.

**PLAN COMMISSION RECOMMENDATION:**

Recommends approval of the preliminary plat with conditions.

**ACTION REQUESTED:**

Recommends approval of the preliminary plat with the following conditions:

1. That the site improvements will adhere to the approved development review and construction processes within the City.
2. That a development agreement between the City of Hudson and Park Place, LLC be negotiated and approved by the Hudson Common Council prior to recording the final plat.
3. That a Planned Residential District (PRD) master plan conditional use permit be approved prior to final plat consideration by the Common Council.
4. That no building permits will be issued until new streets are sufficiently constructed to allow emergency access to construction sites with street signs in place. This will be verified in writing by the Hudson Police Department, Hudson Fire Department and St. Croix EMS/Lakeview EMS.

**ATTACHMENTS:**

Preliminary Plat

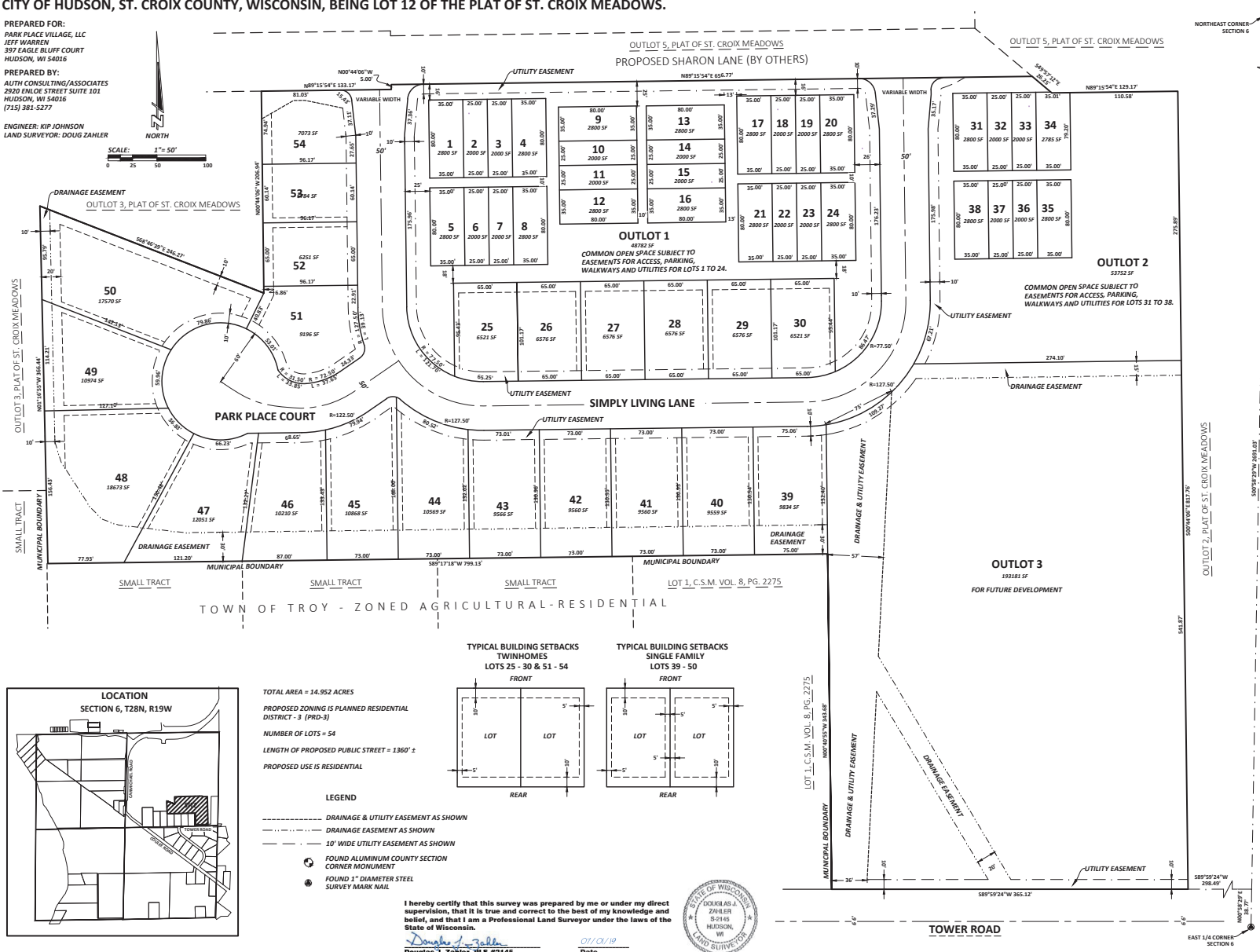
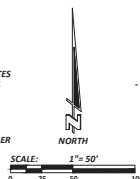
Prepared by: Tiffany Weiss, Associate City Planner  
Through: Michael Johnson, AICP, Community Development Director

LOCATED IN PART OF THE SE1/4 OF THE NE1/4 AND THE SW1/4 OF MTHE NE1/4 OF SECTION 6, T 28 N, R 19 W, CITY OF HUDSON, ST. CROIX COUNTY, WISCONSIN, BEING LOT 12 OF THE PLAT OF ST. CROIX MEADOWS.

**PREPARED FOR:**  
PARK PLACE VILLAGE, LLC  
JEFF WARREN  
397 EAGLE BLUFF COURT  
HUDSON, WI 54016

**PREPARED BY:**  
AUTH CONSULTING/ASSOCIATES  
2920 ENLOE STREET SUITE 101  
HUDSON, WI 54016  
(715) 381-5277

ENGINEER: KIP JOHNSON  
LAND SURVEYOR: DOUG ZAHLER



I hereby certify that this survey was prepared by me or under my direct supervision, that it is true and correct to the best of my knowledge and belief, and that I am a Professional Land Surveyor under the laws of the State of Wisconsin.

Douglas J. Zenler  
Douglas J. Zenler, PLS #2145

07/01/19  
Date



PROJECT:	PARK PLACE VILLAGE, LLS PARK PLACE VILLAGE CITY OF HUDSON, ST. CROIX COUNTY, WISCONSIN	SHEET NO.	S1.0		<b>CONSULTING OFFICE</b> 1000 W. Main Street Suite 301 Madison, WI 53703 (608) 777-5800 madison@acacorp.com acacorp.com	<b>MAJOR OFFICE</b> 1000 W. Main Street Suite 301 Madison, WI 53703 (608) 777-5800 madison@acacorp.com acacorp.com		CHECKED BY:	DRAWN BY: D.J.Z.
								DATE: 7/1/19	DATE FILED: PRELIM
				AUTH: Consulting Associates STN Land Surveying					



505 Third Street  
Hudson, Wisconsin 54016  
ph: (715)-386-4765 fx: (715)386-3385  
www.ci.hudson.wi.us

**TO:** Common Council

**FROM:** Community Development

**DATE:** August 19, 2019

**SUBJECT:** Discussion and possible action on a fence easement agreement for 2717 Galway Court – Patrick Hodges & Rachel Sitz

---

**BACKGROUND:**

Patrick Hodges and Rachel Sitz have applied for a fence permit in order to place a 6' tall fence in their backyard. The fencing is proposed to be in a 20' drainage and utility easement along the rear property line and is therefore required to have a fence easement agreement on file at the Register of Deeds office.

The agreement allows the City of Hudson to retain the right to go in and use the easement at any time and requires that any damage that may be incurred to the fencing be the property owner's sole responsibility.

**STAFF RECOMMENDATION:**

Recommends approval of the fence easement agreement.

**ACTION REQUESTED:**

Approve the fence easement agreement.

**ATTACHMENTS:**

Fence Easement Agreement  
Exhibit A Map

Prepared by: Tiffany Weiss, Associate City Planner  
Through: Mike Johnson, AICP, Community Development Director

**AGREEMENT REGARDING USE OF  
Drainage and Utility Easement**

Title of Document

AGREEMENT, entered into this \_\_\_\_ day of August, 2019, by and between the city of Hudson, a Wisconsin Municipal Corporation (hereinafter known as the "CITY") and Patrick Hodges and Rachel Sitz, in the city of Hudson, Wisconsin (hereinafter known as the "PROPERTY OWNER").

WHEREAS, the PROPERTY OWNER is the owner of the following described real estate situated in the city of Hudson, St. Croix County, Wisconsin:

Lot 135 Oakridge 4<sup>th</sup> Addition, City of Hudson, St. Croix County, Wisconsin. Address of 2717 Galway Court, City of Hudson, WI 54016

WHEREAS, the CITY is the owner of land dedicated to the city of Hudson, WI for drainage and utility or shares in a utility easement as shown on Exhibit A, and,

WHEREAS, the PROPERTY OWNER desires to make certain improvements in the area encumbered by the CITY's Drainage and Utility Easement, and,

NOW, THEREFORE, the parties hereto agree as follows:

1. The CITY hereby consents to the PROPERTY OWNER making the following improvements within the described easement area:

Installation of 6' tall vinyl/wood fencing

2. The CITY's consent to construction of the above described improvements shall not in any manner limit the rights of the CITY to use the drainage and utility easement, and the CITY shall not be liable for any claim or damage resulting to any improvements which the PROPERTY OWNER may place in the easement.

3. The PROPERTY OWNER agrees that if any improvements are damaged through exercise by the CITY of its rights, the PROPERTY OWNER shall remain responsible for replacement or restoration of such improvements.

4. The PROPERTY OWNER agrees that the fencing will be properly maintained and in good repair.

5. The CITY retains the right to have the fencing relocated outside the easement at the expense of the PROPERTY OWNER if the CITY determines that the CITY's needs require such relocation.

6. The PROPERTY OWNER shall defend, indemnify, and hold harmless the CITY from any claims against the CITY for damages of any kind arising out of the installation of fencing on the property.

7. The terms of this Agreement shall bind the parties, their successors and assigns.

PROPERTY OWNER(S):

*Patrick Hodges*

BY: Patrick Hodges

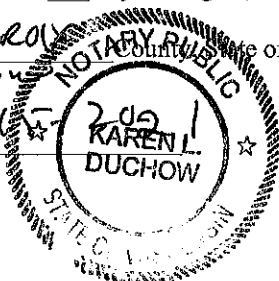
*Rachel Sitz*

BY: Rachel Sitz

Subscribed and sworn to before me this 14 day of August, 2019

*Karen L. Duchow* Notary Public *WI*

My commission expires 4-6-21



CITY OF HUDSON:

*Rich O'Connor*, Mayor

ATTEST BY: *Jennifer Rogers*, City Clerk

Subscribed and sworn to before me this \_\_\_\_ day of August, 2019

\_\_\_\_ County, State of \_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

Recording Area

Name and Return Address

DRAFTED BY:

CITY OF HUDSON

505 THIRD ST

HUDSON WI 54016-1694

236-2005-01-135

Parcel Identification Number (PIN)



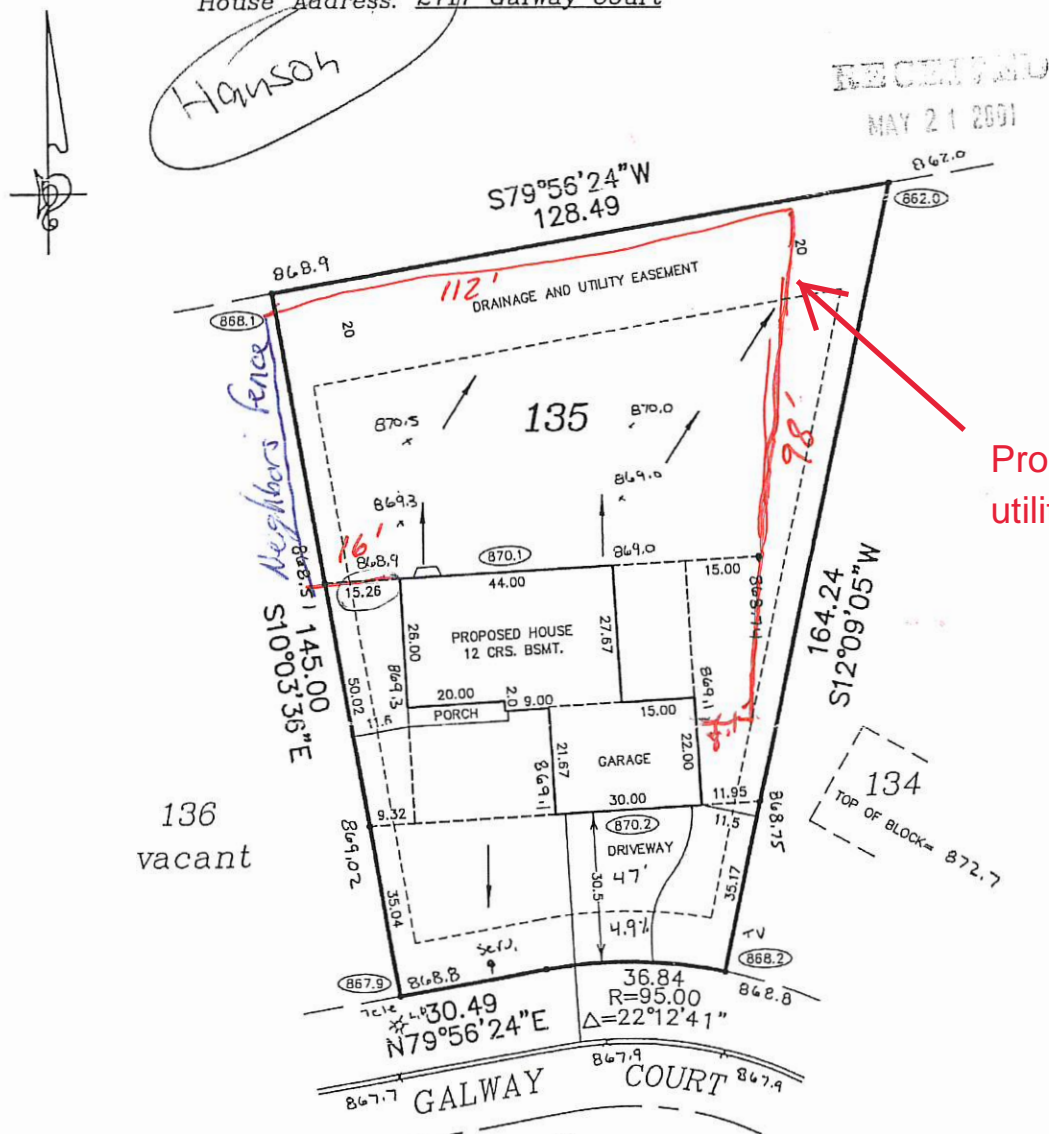


LAND SURVEYORS • CIVIL ENGINEERS  
LAND PLANNERS • LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 681-1914 FAX: 681-9488

625 Highway 10 N.E.  
Blaine, MN 55434  
(763) 783-1880 FAX: 783-1883

Certificate of Survey for GLEN JOHNSON CONSTRUCTION  
House Address: 2717 Galway Court



Proposed fencing in  
utility easement



- \* 900.0 Denotes Existing Elevation
- \* (900.0) Denotes Proposed Elevation
- Denotes Drainage Flow Direction
- Denotes Drainage & Utility Easement
- Denotes Monument
- Denotes Offset Iron

Bearings shown are assumed

**PROPOSED BUILDING ELEVATIONS**

Lowest Floor Elevation: 862.5  
Top of Block Elevation: 870.6  
Garage Slab Elevation: 870.2 (at door)

NOTE: Proposed building site grading is in accordance with the grading plans approved by the city engineer.

NOTE: Contractor must verify all dimensions & driveway design.

**LOT 135, OAKRIDGE 4TH ADDITION**

ST. CROIX COUNTY, WISCONSIN

We hereby certify to GLEN JOHNSON CONSTRUCTION that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Wisconsin. Dated this 27<sup>th</sup> day of APRIL A.D., 2001.

Signed: PIONEER ENGINEERING, P.A.

By: Terrence E. Rothenbacher  
Terrence E. Rothenbacher, L.S. Reg. No. S-2300

Scale: 1 inch = 30 feet





Michael Mroz  
Public Works & Parks Director  
505 Third Street  
Hudson, Wisconsin 54016  
ph: 715-716-5746 5 fx: (715)386-3385

**TO:** Common Council/Finance Committee

**FROM:** Michael Mroz; Public Works Director

**DATE:** August 19, 2019

**SUBJECT:** Approve Change Order #1 in the amount of \$34,723.00 for the storm water improvements at 10<sup>th</sup> St. & St. Croix Street

---

**BACKGROUND:**

City Staff received notice of a stormwater issue on the northwest corner of 10<sup>th</sup> Street and St. Croix. As you will see the water is ponding in front of the pedestrian ramp causing walker to either jump the water or walk on the adjacent property. Staff has since developed a plan to eliminate the problem (see attached). The total project cost to perform the work is \$34,723.00 and will be completed by Albrightson Excavating, who was awarded the bid for the 2019 Storm Water Repair project.



**FUNDING SOURCE:**

Funding for the project will come out of the Storm Water Utility Capital Outlay. Current balance in the line item is \$62,662.00.

**RECOMMENDED ACTION:**

Staff recommends approving change order number 1 in the amount of \$34,723.00 to be included in the 2019 Storm Water Repair Project.

Owens  
Engineer  
Contractor  
Contractor's Bonding Co.

## CHANGE ORDER NO. 1

PROJECT: 2019 Storm Sewer Repairs  
BMI PROJECT NO.: N12.118294

DATE: 7/20/2019

OWNER: City of Hudson, WI  
CONTRACTOR: Albrightson Excavating

DESCRIPTION: This change order adds another project location onto the 2019 Storm Sewer Repair Project. The work involved is to regrade and add a storm sewer structure to the intersection of 10th Street and St Croix Street to correct a drainage issue.

Item No.	Description	Estimated Quantity	Unit	Unit Price	Change in Contract Amount
1	MOBILIZATION	1	LS	3680. <sup>00</sup>	\$3680. <sup>00</sup>
2	TRAFFIC CONTROL	1	LS	4900. <sup>00</sup>	\$4900. <sup>00</sup>
3	CONNECT TO EXISTING STRUCTURE (CORE CUT)	1	EA	\$1,750.00	\$ 1,750.00
4	12" RCP STORM SEWER, CLASS 5, 0'-10' DEEP	34	LF	147. <sup>00</sup>	\$4998. <sup>00</sup>
5	2'x3' CB, INCL CSTG AND HDPE ADJ RINGS (DETAIL STO-10)	1	EA	3240. <sup>00</sup>	\$3240. <sup>00</sup>
6	REMOVE AND REPLACE CONCRETE CURB AND GUTTER (D30)	42	LF	\$85.00	\$ 3,570.00
7	REMOVE AND REPLACE ASPHALT STREET	100	SY	78. <sup>00</sup>	\$7800. <sup>00</sup>
8	REMOVE AND REPLACE CONCRETE SIDEWALK (4-INCH)	7	SY	190. <sup>00</sup>	\$1330. <sup>00</sup>
9	CURB RAMP DETECTABLE WARNING FIELD NATURAL PATINA	16	SF	98. <sup>00</sup>	\$1568. <sup>00</sup>
10	BASE AGGREGATE DENSE (1 1/4")	6	TN	42. <sup>00</sup>	\$252. <sup>00</sup>
11	STORM DRAIN INLET PROTECTION PER DETAIL ERO-8	1	EA	\$250.00	\$ 250.00
12	TOPSOIL BORROW (LV)	5	CY	120. <sup>00</sup>	\$ 600. <sup>00</sup>
13	SEEDING (WisDOT MIX NO. 30)	1	LB	225. <sup>00</sup>	\$ 225. <sup>00</sup>
14	SOIL STABILIZER (TYPE A)	20	SY	28. <sup>00</sup>	\$560. <sup>00</sup>
TOTAL CHANGE ORDER NO. 1					\$ -5,670.00

34,723.<sup>00</sup>

Original Contract Amount \$ 126,058.00  
Change Order No. 1 \$ -  
Revised Contract Amount \$ 126,058.00

APPROVED:

Albrightson Excavating

Name

*Craig Myers*

Title

*Sup*

Date

8/7/19

Bolton & Menk, Inc.:

Name

Title

Date

City of Hudson:

Michael Mroz

Title

Date





DRAFT



ALIGNMENT: STRM-3  
PROFILE VIEW: PV-STRM-3-(3)  
DRAWING SCALE: 25  
VERTICAL SCALE: 5

110		110
	(EX CB - 2926) STA 0+08.4 R=100.00 I=97.80' 12" N	(MH - 6) STA 0+42.1 R=100.00 I=98.00' 12" S
105		105
100		100
95	34' 12" RCP @ 0.59%	95
90		90



**BOLTON  
& MENK**

2035 COUNTY ROAD D EAST  
MAPLEWOOD, MINNESOTA 55109  
Phone: (651) 704-9970  
Email: [Maplewood@bolton-menk.com](mailto:Maplewood@bolton-menk.com)  
[www.bolton-menk.com](http://www.bolton-menk.com)

DESIGNED	NO.	ISSUED FOR	DATE
MSN		BID	06/21/2019
DRAWN			
DJT			
CHECKED			
MSN			
CLIENT PROJ. NO.			
118294			

HUDSON, WISCONSIN  
2019 STORM SEWER REPAIRS

SHEET





Michael Mroz  
Public Works & Parks Director  
505 Third Street  
Hudson, Wisconsin 54016  
ph: 715-716-5746 5 fx: (715)386-3385

**TO:** Common Council/Finance Committee

**FROM:** Michael Mroz; Public Works Director

**DATE:** August 19, 2019

**SUBJECT:** Approve the bid received from Neo Electric in the amount of \$29,989.00 for the installation of Street Lights on Stageline Road – 2019 Street Light Replacement Project

---

**BACKGROUND:**

Bid opening was held on Wednesday, August 14, 2019 for the 2019 Street Light Replacement project, per the city's procurement policy.

The work involves the removal of 48 Street Light poles and fixtures on Stageline Road, east of Carmichael Road. The luminaires and nodes from the existing poles will be reused on the new poles. NOTE: This will complete the replacement of all aluminum poles to stainless steel.

CONTRACTOR	LUMP SUM BID
NEO ELECTRIC	\$29,989.00
B & B ELECTRIC	\$44,400.00
NEI ELECTRIC	\$49,250.00
SIMON ELECTRIC	\$49,740.00

**FUNDING SOURCE:** 2019-2020 Capital Improvement fund – Balance \$32,000

Note: The Street light poles, bases, truss arms have been purchased by the city.

**RECOMMENDED ACTION:** Recommend accepting the bid received from Neo Electric in the amount of \$29,989.00 for the 2019 Street Light Replacement Project.



Michael Mroz  
Public Works & Parks Director  
505 Third Street  
Hudson, Wisconsin 54016  
ph: 715-716-5746 5 fx: (715)386-3385

Common Council

**FROM:** Michael Mroz; Public Works Director

**DATE:** August 19, 2019

**SUBJECT:** Approve the plans and authorization to proceed with the advertisement for bids for the Walnut Street Improvement Project

---

**BACKGROUND:**

Staff has identified the replacement of Walnut St. from the Hudson Arch to the Walnut St. Bridge as a high priority project due to the high concentration of people in this area and this being one of the main attractions of the City.

The Common Council has since approved an LOE with Bolton and Menk to develop plans, draft specifications, and execute the project during the Fall of 2019.

Attached you will find a preliminary plan set to show the scope of the project. The road will be narrowed to 20' wide which will reduce costs but still allow maintenance vehicles and pedestrians to safely use the road.



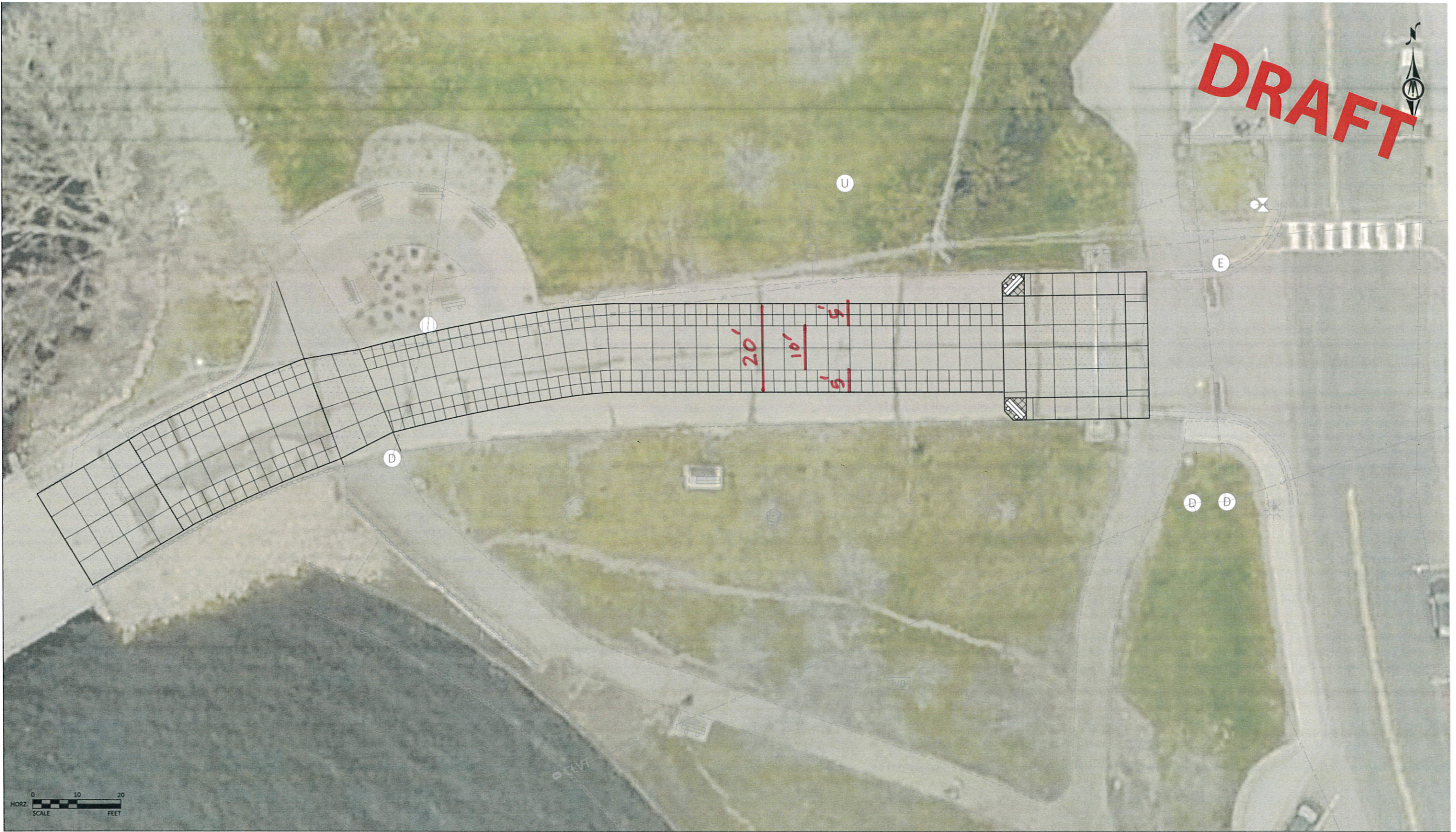
**FUNDING SOURCE:**

Funding for the reconstruction will come from the 2019 Street Maintenance Capital Improvement fund. Current balance is \$95,151.00.

**RECOMMENDED ACTION:**

Following discussion, approval of the plans and authorization to proceed with the advertisement for bids for the Walnut Street Improvement Project is warranted.









Michael Mroz  
Public Works & Parks Director  
505 Third Street  
Hudson, Wisconsin 54016  
ph: 715-716-5746 5 fx: (715)386-3385

**TO:** Common Council/Finance Committee

**FROM:** Michael Mroz; Public Works Director

**DATE:** August 19, 2019

**SUBJECT:** Reject bids received for the Grandview Park Restroom Facility and authorization to re-bid the project with the approved changes

---

**BACKGROUND:**

The Bid opening was held on Wednesday, July 10, 2019, per the city procurement policy, for the Grandview Park Restroom Facility.

Three bids were received as follows:

Derrick Construction	\$334,500
Ross & Associates	\$339,000
Market & Johnson	\$349,800

The funds allocated for this project through Park Dedication fees and other funding sources was \$250,000.

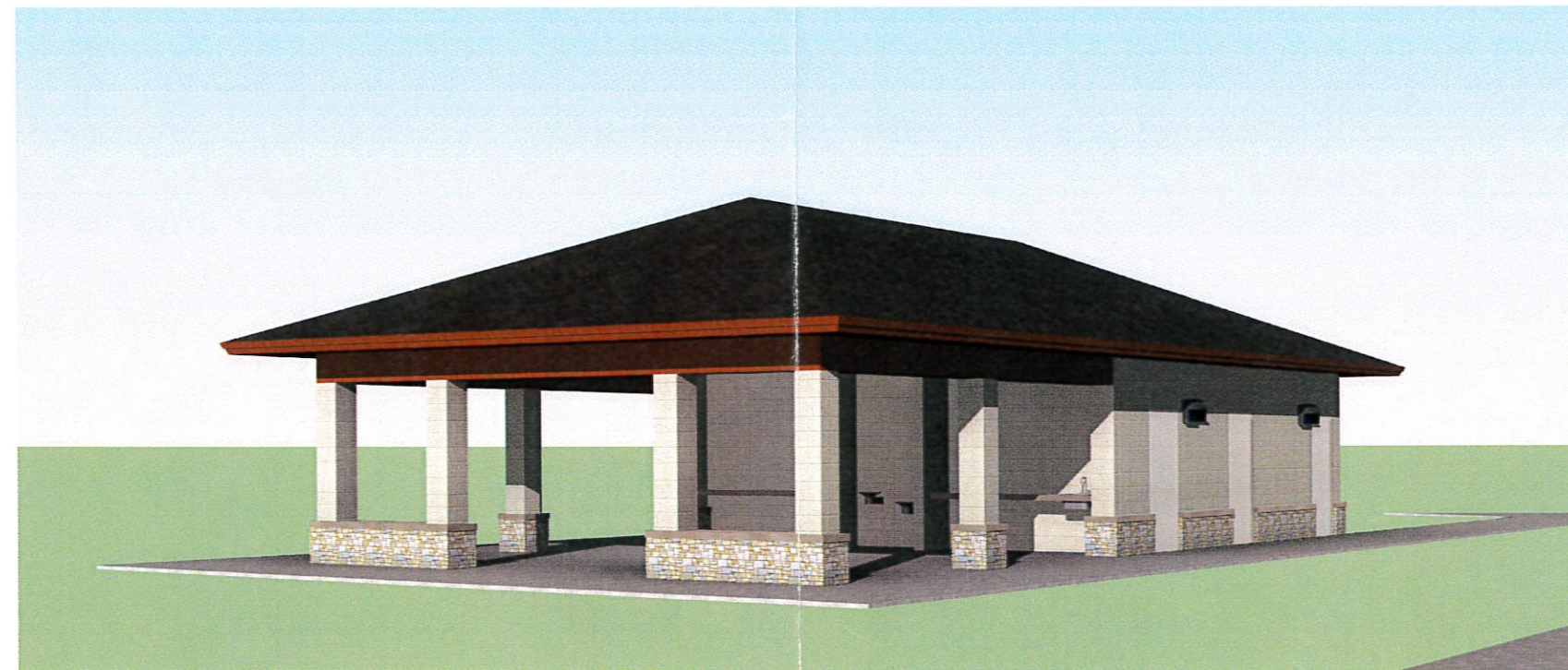
The Park Board and staff recommended rejecting bids and changing some of the construction materials and design to reduce the estimated costs of the pavilion. Two major changes that will drastically reduce costs is the replace the stone veneer with rock face block and the elimination of four posts by going to a gable end structure on the picnic shelter side. Small changes to the concrete plan should also reduce the price. Plans to re-bid the shelter in early 2020 is recommended.

**FUNDING SOURCE:**

Park Dedication Fees, reallocation of capital funds for the Buckeye Garage improvements.

**RECOMMENDED ACTION:**

Recommend rejecting the bids received for the Grandview Park restroom facility and to re-bid the project in 2020 with changes to the design.



## GRANDVIEW PARK PAVILION

2019-04-22

© 2019 Copyright Elliot Architects, LLC. All rights reserved.

CONCEPT IMAGES

elliot architects | Design[ed] to be more. | 86 coulee road, suite 200, hudson, wi 54016 | [elliottarchitects.com](http://elliottarchitects.com) | 715.386.8303









505 Third Street  
Hudson, Wisconsin 54016  
ph: (715)-386-4765 fx: (715)386-3385  
[www.ci.hudson.wi.us](http://www.ci.hudson.wi.us)

**TO:** Common Council

**FROM:** Community Development

**DATE:** August 19, 2019

**SUBJECT:** Discussion and possible action on a fence easement agreement for 1805 Shasta Dr – Cassandra Boumeester

---

**BACKGROUND:**

Cassandra Boumeester has applied for a fence permit in order to place a 4' tall chain link fence in their backyard. The fencing is proposed to be in a 16.5' easement along the rear property line and is therefore required to have a fence easement agreement on file at the Register of Deeds office.

The agreement allows the City of Hudson to retain the right to go in and use the easement at any time and requires that any damage that may be incurred to the fencing be the property owner's sole responsibility.

**STAFF RECOMMENDATION:**

Recommends approval of the fence easement agreement.

**ACTION REQUESTED:**

Approve the fence easement agreement.

**ATTACHMENTS:**

Fence Easement Agreement  
Exhibit A Map

Prepared by: Tiffany Weiss, Associate City Planner  
Through: Mike Johnson, AICP, Community Development Director

**AGREEMENT REGARDING USE OF  
Telephone and Utility Easement**

Title of Document

AGREEMENT, entered into this 19 day of August, 2019, by and between the city of Hudson, a Wisconsin Municipal Corporation (hereinafter known as the "CITY") and Cassandra Boumeester, in the city of Hudson, Wisconsin (hereinafter known as the "PROPERTY OWNER").

WHEREAS, the PROPERTY OWNER is the owner of the following described real estate situated in the city of Hudson, St. Croix County, Wisconsin:

Lot 81 Bieneman Farm First Addition, City of Hudson, St. Croix County, Wisconsin.  
Address of 1805 Shasta Drive, City of Hudson, WI 54016

WHEREAS, the CITY is the owner of land dedicated to the city of Hudson, WI for telephone and utility or shares in a utility easement as shown on Exhibit A, and,

WHEREAS, the PROPERTY OWNER desires to make certain improvements in the area encumbered by the CITY's Telephone and Utility Easement, and,

NOW, THEREFORE, the parties hereto agree as follows:

1. The CITY hereby consents to the PROPERTY OWNER making the following improvements within the described easement area:

4' galvanized chain link fencing

2. The CITY's consent to construction of the above described improvements shall not in any manner limit the rights of the CITY to use the telephone and utility easement, and the CITY shall not be liable for any claim or damage resulting to any improvements which the PROPERTY OWNER may place in the easement.

3. The PROPERTY OWNER agrees that if any improvements are damaged through exercise by the CITY of its rights, the PROPERTY OWNER shall remain responsible for replacement or restoration of such improvements.

4. The PROPERTY OWNER agrees that the fencing will be properly maintained and in good repair.

5. The CITY retains the right to have the fencing relocated outside the easement at the expense of the PROPERTY OWNER if the CITY determines that the CITY's needs require such relocation.

6. The PROPERTY OWNER shall defend, indemnify, and hold harmless the CITY from any claims against the CITY for damages of any kind arising out of the installation of fencing on the property.

7. The terms of this Agreement shall bind the parties, their successors and assigns.

PROPERTY OWNER(S):

BY: Cassandra Boumeester

CITY OF HUDSON:

Rich O'Connor, Mayor

ATTEST BY: Jennifer Rogers, City Clerk

Subscribed and sworn to before me this 15 day of August, 2019

Subscribed and sworn to before me this \_\_\_ day of August, 2019

Notary Public

Notary Public

My commission expires

My commission expires

Recording Area

Name and Return Address

**DRAFTED BY:**

**CITY OF HUDSON**

**505 THIRD ST**

**HUDSON WI 54016-1694**

236-1990-01-081

Parcel Identification Number (PIN)

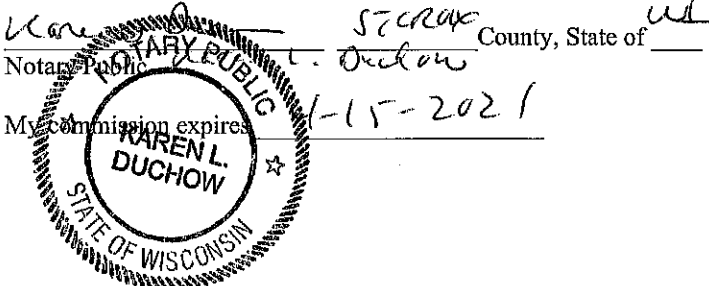
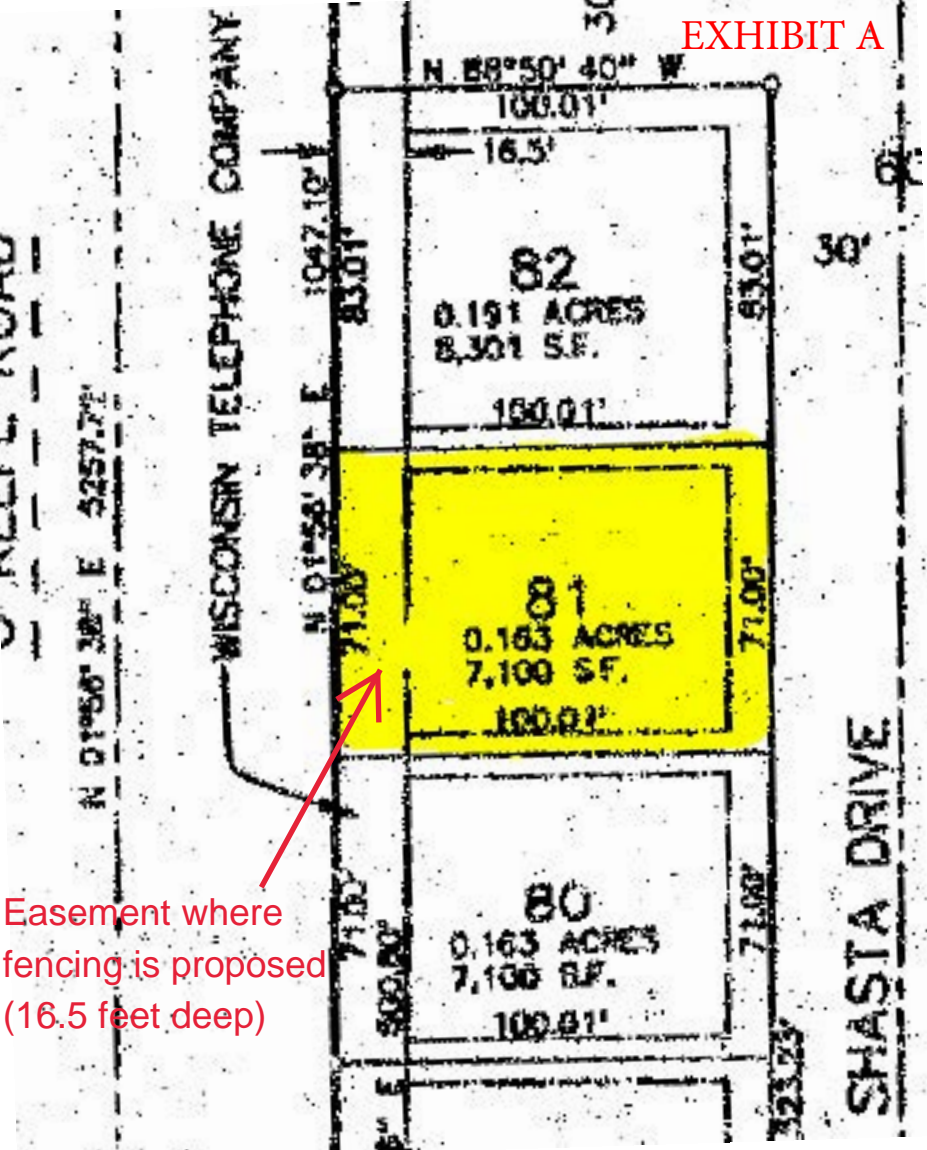


EXHIBIT A



Easement where  
fencing is proposed  
(16.5 feet deep)

REPORTS OF CITY OFFICERS

TO: Mayor, Common Council, and City Administrator

DATE: August 13, 2019

REPORTING PERIOD: April – May – June 2019

DEPARTMENT: Public Utilities/Public Utilities Director

1. PERSONNEL CONCERNS:

2. WATER UTILITY BUDGET: \$4,559,776

SEWER UTILITY BUDGET: \$3,852,854

EXPENSES (YTD): \$1,989,953

EXPENSES (YTD): \$2,256,129

BALANCE: \$2,569,823

BALANCE: \$1,596,725

COMPARISON WITH SAME QUARTER LAST YEAR:

	<u>2018</u>	<u>2019</u>
Total billing:	\$830,877.60	\$725,105.17 (Includes public fire protection)
Water pumped (gallons):	227,591,000	195,309,000

ACTIVITIES DURING REPORTING PERIOD, GOALS MET, GOALS NOT MET:


- A) Carmichael Ridge Phases I, II, and III utilities installation complete (punchlist items remain).
- B) Lee Property (South of Mayer Rd.) utilities installation complete (punchlist items remain).
- C) MPSC World Headquarters (2701 Harvey St.) service extension complete (punchlist items remain).
- D) The Carmichael (Carmichael Rd & Maxwell Dr.) complete (punchlist items remain).
- E) W/TP #10 construction complete (punchlist items remain).
- F) 10<sup>th</sup> St. Water Main Re-hab Project construction complete (punchlist items remain).

CURRENT ACTIVITIES, GOALS AND TIMELINESS:

- A) Abbey Grove (North End Rd N/Krattley Ln. N) main extension (punchlist items remain).
- B) St Croix Meadows Re-development (construction continuing).
- C) 2019 Vine St Re-hab project utilities installation complete (punchlist items remain).
- D) State Hwy 35 Sanitary Sewer and Water Main Improvements plans and specs development continuing.
- E) Hudson/N. Hudson utility consolidation negotiations continuing.
- F) Cross-Connection Control Program and Meter Replacement Project continuing (Year 4 of 5 complete).
- G) WWTP plans and specs development continuing.
- H) Well/Treatment Plant #7 re-hab and filter inspection complete.
- I) Implementing WIDNR Sanitary Survey findings.

KNOWN ACTIVITIES FOR UPCOMING REPORT PERIOD, GOALS AND TIMELINESS:

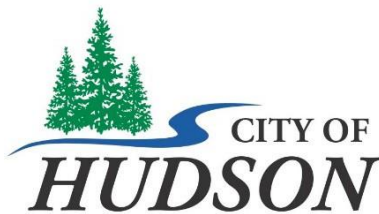
- A) Valve and hydrant maintenance program continuing.
- B) Continue implementing safety procedures, training, and equipment.



David Prissel, Chairperson  
Hudson Public Utilities Commission



Kip Peters, Director  
Hudson Public Utilities



SUBMITTED TO: Public Safety Committee  
DATE: August 13, 2019  
SUBMITTED BY: Chief Geoff Willems  
REGARDING: Police Department Security Door System

---

**ISSUE:** At the July 15 council meeting, council authorized \$26,000 for a replacement system with CWS Security. However, there were issues with the contract. Those issues have since been resolved and is back for consideration.

The door system had a catastrophic failure on July 26, 2019 and has been nonfunctional since that day. The only way to secure the doors was to lock the building down. This meant the front door had to be propped open during business hours and after hours, the only access to the police department was through the garage door in the basement. Consequently, garage door openers were purchased for every employee at a total cost of \$1,000 (33 openers).

Since the previous contractor (Transalarm) would not respond, CWS Security was called for an on-site evaluation on whether they could repair the system. CWS Security spent 4 hours at our location for the service call.

I would like to request \$30,000 for the new system, as well as these added costs incurred for approval.

**STAFF RECOMMENDATION:** Approve vendor change and upgraded system of existing doors for the police department.



2028 US Hwy 8  
St. Croix Falls, WI 54024  
[www.CWSsecuritywatch.com](http://www.CWSsecuritywatch.com)  
Phone: 715-483-0083 Fax: 715-483-9876

Revision: 1  
Date: 04/12/19

### City of Hudson

Attention: Bryan

505 3rd Street  
Hudson WI, 54016  
St. Croix County

E-mail: [bwatson@ci.hudson.wi.us](mailto:bwatson@ci.hudson.wi.us)

Premises Phone: 715-245-8427

*Main Quote*

### Reference: Door Access- all Existing Doors and (5) New Doors

SYSTEM COMPONENTS		Qty	Price
1.	Provide necessary cabling, conduit and other consumables	1	\$ 661.81
2.	DMP-550 Network Panel	1	\$ 765.10
3.	Keypad	3	\$ 866.78
4.	Panel Transformer	1	\$ 18.38
5.	Panel Back-up Battery	1	\$ 28.00
6.	Key Fob (Keyring Style) (Pack of 10)	6	\$ 446.25
7.	Proxy Patch (sticker) (Pack of 10)	6	\$ 625.80
8.	USB i-reader	1	\$ 448.18
9.	734 Door Module (12 existing doors)	12	\$ 1,957.20
New Doors (5)			
10.	734 Door Module	5	\$ 815.50
11.	3 New Readers (use 2 existing)	3	\$ 333.59
12.	9600 Door Strike	1	\$ 406.23
13.	5200 Door Strike w/ Face Plate	4	\$ 629.72
14.	Smp5 Power Supplies for Doors	2	\$ 216.62
15.	Back-up Battery for SMP5 Power Supplies	4	\$ 112.00
16.	24 Volt Transformer	2	\$ 64.51

~~Virtual Keypad Proposal (Attached to email)~~

### New Doors

1. Bsmt Utility Room Door (Where security panel is located)
2. Second Floor Stairwell Door
3. Server Room Door
4. Police Garage Service Entrance Door
5. Armory Door

PAYMENT TERMS
1 50% down-payment is required before start of project
2 Payment terms to be Net 15 Days
3 Commercial projects or jobs exceeding 30 days in duration may require progress payments.

*The prices included with this proposal are valid for 90 days from the time of receipt.*

PRICE	
Equipment Costs	\$ 8,395.64
Installation Costs	\$ 5,271.29
Activation Costs	\$ -
Tax	\$ -
<b>TOTAL COST</b>	<b>\$ 13,666.93</b>
50% Deposit	\$ 6,833.46



2028 US Hwy 8  
St. Croix Falls, WI 54024  
[www.CWSsecuritywatch.com](http://www.CWSsecuritywatch.com)  
Phone: 715-483-0083 Fax: 715-483-9876

Revision: 3  
Date: 04/18/19

### City of Hudson

Attention: Brian

505 3rd Street  
Hudson WI, 54016  
St. Croix County  
Premises Phone: 715-245-8427

E-mail: [bwatson@ci.hudson.wi.us](mailto:bwatson@ci.hudson.wi.us)

*Optional Doors*

### Reference: Door Access- Optional/Additional Doors

SYSTEM COMPONENTS		Qty	Price
1.	Provide necessary cabling, conduit and other consumables	1	\$ 636.81
Four (4) Detective Offices & two (2) Admin offices			
2.	734 Door Module	6	\$ 978.60
3.	4 New Readers	6	\$ 667.17
4.	5200 Door Strike w/ Face Plate	6	\$ 944.58
5.	Smp5 Power Supplies for Doors	3	\$ 324.92
6.	Back-up Battery for SMP5 Power Supplies	6	\$ 168.00
7.	24 Volt Transformer	3	\$ 96.76
Library Doors, Six (6)			
8.	Mag Lock- Back/Police Entry Doors	2	\$ 448.00
9.	734 Door Module	6	\$ 978.60
10.	Readers- Main Library door, no reader.	5	\$ 555.98
11.	5200 Door Strike w/ Face Plate	2	\$ 314.86
11.	9600 Door Strike	1	\$ 406.23
12.	Smp5 Power Supplies for Doors	2	\$ 216.62
13.	Back-up Battery for SMP5 Power Supplies	4	\$ 112.00
14.	24 Volt Transformer	2	\$ 64.51
15.	Magnets for front doors	2	\$ 124.00

### PAYMENT TERMS

- 1 50% down-payment is required before start of project
- 2 Payment terms to be Net 15 Days
- 3 Commercial projects or jobs exceeding 30 days in duration may require progress payments.

*The prices included with this proposal are valid for 90 days from the time of receipt.*

### PRICE

Equipment Costs	\$ 7,037.62
Installation Costs	\$ 4,393.03
Activation Costs	\$ -
Tax	\$ -
<b>TOTAL COST</b>	<b>\$ 11,430.65</b>
50% Deposit	\$ 5,715.33



### TERMS OF AGREEMENT

This Agreement is between the City of Hudson (hereinafter "Client") and CWS Security Watch, LLC ("CWS"), and establishes the terms of CWS providing Door Access Locking System at the Hudson Police Department located at 101 Vine St. Hudson, WI 54016. This Agreement explains Client's duties and responsibilities to CWS and CWS's duties and responsibilities to Client.

1. Client agrees to the agreements and conditions printed on this Agreement and acknowledges that Client has read and understands each. Client agrees that CWS is not an insurer and that CWS's obligations are governed by this Agreement.
2. This is not a binding agreement until it has been accepted by an authorized representative of CWS. If it is not accepted, CWS's only liability will be to refund any amount that Client has paid to CWS according to this Agreement.
3. Client may cancel this Agreement upon 30 days written notice to CWS.
4. The Client is purchasing hardware and software and installation thereof for a security locking system for the Client's Police Department. Attached hereto and incorporated herein by reference are quotes dated 4.12.19 Revision 1 and 4.18.19 Revision 3 which list the hardware and software to be provided by CWS, the price of the hardware, software and the installation, and the terms of payment which the parties have agreed to. The hardware and software are under manufacturer's warranty for one year from installation which CWS will honor. The manufacturer's warranty does not cover acts of god that cause the equipment or system to fail. CWS provides a one-year warranty on its installation for one year from the date of installation. CWS provides an on-call technical help, which can be reached after hours by calling the CWS office and following the prompts. As the dealer of the software, CWS is notified of any bug fixes or software upgrades. CWS will administer any and all bug or security fixes with a direct connect to the panel.
5. Client acknowledges that effective maintenance of equipment requires Client's cooperation, therefore, Client agrees:
  - a. To inspect and maintain the equipment according to established codes and procedures provided by CWS.
  - b. To notify CWS immediately of anything wrong with the equipment.
  - c. To avoid doing anything which might damage the safety equipment or make it difficult to use.
  - d. To be solely responsible for complying with local codes and requirements.

6. Client understands and acknowledges that CWS, upon 5 days written notice, may immediately cease its services for the lock system:
  - a. If CWS is legally prevented from servicing the system.
  - b. If Client fails to make any payments to CWS when due including electric service and telephone service.
  - c. If CWS or other appropriate third party is prevented from making repairs or maintenance on the system.
7. This Agreement may not be assigned by Client or by CWS except upon prior written consent by CWS and the Client.
8. This Agreement constitutes the entire agreement between Client and CWS relating to the City's purchase of hardware and software for a door security locking system and CWS's installation of such hardware and software and supersedes any and all prior agreements and representations, written or oral, regarding the subject matter hereof. The parties agree that all past agreements and representations are merged into this writing, and this Agreement sets forth the entire understanding of the parties. Modifications, waivers and approvals required from or given by either party hereto shall be effective only if in writing or signed by such party. If a court of competent and final jurisdiction shall hold any provision of this Agreement to be invalid, the same shall not affect in any respect whatsoever the validity of the remainder of this Agreement. This Agreement may be executed in one or more counterparts. This Agreement may be converted into an electronic media for storage purposes and in the event of any dispute or litigation, a copy of this Agreement produced from any such electronic media may serve as an original.

City of Hudson

CWS Security Watch LLC

\_\_\_\_\_  
Rich O'Connor, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
CWS Security Watch, LLC

\_\_\_\_\_  
Date

Attest:

\_\_\_\_\_  
Jennifer Rogers, City Clerk

\_\_\_\_\_  
Date



SUBMITTED TO: Common Council

DATE: August 19, 2019

SUBMITTED BY: Chief Geoff Willems

REGARDING: Dive Team Program

---

**ISSUE:** Discussion and Possible action on the Potential / need / future need of a Dive Team program within the City of Hudson.



## HUDSON PUBLIC UTILITIES ISSUE SHEET

<b>DATE:</b> August 19, 2019
<b>SUBMITTED TO:</b> Hudson City Council
<b>SUBMITTED BY:</b> Utility Director Peters
<b>REGARDING:</b> WWTP Project Funding Resolutions

**ISSUE:** Resolutions 14-19 & 15-19 are needed for the City of Hudson to apply for State Financial Assistance for the wastewater treatment facility upgrade project through Wisconsin Environmental Improvement Fund.

Resolution 14-19: this authorizes the Finance Director as the authorized representative for the City of Hudson for the purpose of filing applications.

Resolution 15-19: this resolution declares official intent to reimburse expenditures from bond proceeds once bonds are issued.

**FUNDING SOURCE:** None

**STAFF RECOMMENDATION:** Adopt resolutions #14-19 & #15-19.

**COMMITTEE RECOMMENDATION:**

**RESOLUTION 14-19  
CITY OF HUDSON**

**AUTHORIZED REPRESENTATIVE TO FILE APPLICATIONS  
FOR FINANCIAL ASSISTANCE FROM THE  
STATE OF WISCONSIN ENVIRONMENTAL IMPROVEMENT FUND**

**WHEREAS**, it is the desire of the City of Hudson, Wisconsin, a municipal corporation, to file several applications for state financial assistance for its wastewater treatment facility under the Wisconsin Environmental Improvement Fund (ss. 281.58, 281.59, 281.60, and 281.61, Wis. Stats.);

**WHEREAS**, it is necessary to designate a representative for filing said applications;

**BE IT THEREFORE RESOLVED** by the Common Council of the City of Hudson that the Finance Director is hereby appointed as the authorized representative for the City of Hudson for the purpose of filing these applications, and that the representative is further authorized and empowered to do all things necessary in connection with said applications.

Adopted this 19<sup>th</sup> day of August 2019

CITY OF HUDSON  
ST. CROIX COUNTY, WISCONSIN

Approved: \_\_\_\_\_  
Rich O'Connor, Mayor

Attest: \_\_\_\_\_  
Jennifer Rogers, City Clerk

Date: August 19, 2019

**RESOLUTION 15-19  
CITY OF HUDSON**

**RESOLUTION DECLARING OFFICIAL INTENT  
TO REIMBURSE EXPENDITURES FROM PROCEEDS OF BORROWING**

**WHEREAS**, the City of Hudson, St. Croix County, Wisconsin (the "Municipality") plans to undertake the improvements to their Wastewater Treatment Plant Project (the "Project"); and

**WHEREAS**, the Municipality expects to finance the Project on a long-term basis by issuing tax-exempt bonds or promissory notes (the "Bonds"); and

**WHEREAS**, because the Bonds will not be issued prior to September 30, 2019, the Municipality must provide interim financing to cover costs of the Project incurred prior to receipt of the proceeds of the Bonds; and

**WHEREAS**, it is necessary, desirable, and in the best interests of the Municipality to advance moneys from its funds on hand on an interim basis to pay the costs of the Project until the Bonds are issued.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the Municipality, that:

Section 1. Expenditure of Funds. The Municipality shall make expenditures as needed from its funds on hand to pay the costs of the Project until Bond proceeds become available.

Section 2. Declaration of Official Intent. The Municipality hereby officially declares its intent under Treas. Regs. Section 1.150-2 to reimburse said expenditures with proceeds of the Bonds, the principal amount of which is not expected to exceed \$12,000,000.00.

Section 3. Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Bonds are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside by the Municipality pursuant to its budget or financial policies.

Section 4. Public Availability of Official Intent Resolution. This Resolution shall be made available for public inspection at City Hall within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19 and shall remain available for public inspection until the Bonds are issued.

Section 5. Effective Date. This Resolution shall be effective upon its adoption and approval.

Approved this 19<sup>th</sup> day of August 2019.

APPROVED:

---

Rich O'Connor, Mayor

ATTEST:

---

Jennifer Rogers, City Clerk



505 Third Street  
Hudson, Wisconsin 54016  
ph: (715)-386-4765 fx: (715)386-3385  
www.ci.hudson.wi.us

**TO:** Common Council

**FROM:** Community Development Department

**DATE:** August 19, 2019

**SUBJECT:** Discussion and possible action on entering into a temporary staging/laydown site lease agreement between the City of Hudson and Northern States Power Company – St. Croix County Tax Parcel 236-1295-00-000

---

**BACKGROUND:**

As part of Xcel Energy's approved and planned site cleanup of their property located north of St. Croix Street and west of 1<sup>st</sup> Street, Xcel (Northern States Power Company) is requesting the approval of a temporary staging/laydown lease agreement. The City owned property at 3 St. Croix Street (Exhibit A) would be used as a location for the contractor to store a job site trailer over the duration of the project. The lease term is proposed as August 19, 2019 to December 31, 2019. An extended term of the lease to July 31, 2020 is possible, provided that Xcel Energy provide notice to the City.

Discussion pertaining to a potential trail extension between St. Croix Street and River Street will be discussed, after neighborhood notification, by the Park Board and City Council.

**STAFF RECOMMENDATION:**

Approve the temporary staging/laydown site lease agreement.

**ATTACHMENTS:**

Temporary Staging/Laydown Site Lease Agreement  
Exhibit A - Location Map

Prepared by: Mike Johnson, AICP – Community Development Director

## STAGING/LAYDOWN SITE LEASE

THIS AGREEMENT (the “**Lease**”), made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ between, The City of Hudson, Wisconsin, hereinafter called “**Lessor**”, and NORTHERN STATES POWER COMPANY, a Wisconsin Corporation, hereinafter called “**NSP**”; for the sum of One Dollar (\$1.00) and other good and valuable consideration.

### WITNESSETH:

That Lessor does hereby lease unto NSP, its employees, assigns and contractors, and NSP does hereby accept from Lessor that certain real estate within the County of St. Croix, State of Wisconsin, described as follows: that certain parcel of land with a Parcel I.D. Number known as 236129500000 (the “**Lease Area**”) as depicted on the attached “Exhibit A”.

This Lease also includes the right of NSP to have reasonable access to said Lease Area and the use of a hydrant. Such access and use shall be generally followed as noted on Exhibit A.

The initial term of this Agreement shall begin **August 19, 2019** and end **December 31, 2019** (the “**Initial Term**”). NSP shall accept the leased premises in an “as is” condition. This Lease may be extended to **July 31, 2020** (the “**Extended Term**”). To extend the term, NSP shall notify Lessor of such request for an Extended Term on or before **December 31, 2019**.

NSP shall restore all damage to building, landscaping, roads and driveways, fences, soil and other Lessor personal property at the Lease Area caused by NSP’s exercise of the lease rights granted herein. Claims on account of such damages may be referred to NSP’s Siting and Land Rights Department.

NSP shall be solely responsible for protecting its equipment. NSP shall indemnify and hold the City harmless from any claims of any type that may be made against the City, its officer, employees, agents, for damages arising out of NSP’s use of the leased premises.

**NSP’S INSURANCE.** NSP, at NSP’s expense, shall obtain and keep in full force during the term of this Lease a policy of combined single limit bodily injury and property damage insurance written on an occurrence basis insuring NSP (with Lessor as an additional insured) against any liability arising out of NSP’s use and occupancy of the Lease Area. The insurance shall be in an amount not less than Two Million Dollars (\$2,000,000) per occurrence. The policy shall provide blanket contractual liability coverage. The Lessor shall be named as an additional insured on the NSP insurance policy on a primary and non-contributory basis to any other insurance maintained by Lessor. NSP shall deliver to Lessor a certificate of insurance and any necessary endorsements prior to commencement of the term of this Lease and a renewal certificate of insurance shall be delivered to Lessor not less than ten (10) days prior to the expiration of the then current policy.



IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed as of the day and year first above written.

**LESSOR:**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

**NORTHERN STATES POWER COMPANY,  
a Wisconsin corporation**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A  
Lease Area**



**CITY OF HUDSON  
COUNCIL/COMMITTEE ISSUES**

Item #            11

**Submitted to:** Public Safety Committee

**Date:**            06/11/2019

**Submitted by:** Chief Geoff Willems

**Regarding:**     Lakeview EMS transition

**ISSUE:**           Discussion and possible action on the transition from St. Croix EMS to Lakeview EMS.

- **Legal aspects:**
- **Budget Impact:**
- **Past History:**
- **Other Pertinent Data:**

**STAFF RECOMMENDATION:**

**COMMITTEE RECOMMENDATION:** MOTION by Alms, SECOND by Hall to appoint Chief Scott St. Martin as the Emergency Manager. MOTION CARRIED.

MOTION by Hall, SECOND by Alms to recommend City Administrator Devin Willi determine who will send official notice to Village of North Hudson, Town of Troy, and Town of Warren on EMS transition to Lakeview. MOTION CARRIED.